Report

of

Location Committee

Tri-County College Study Committee

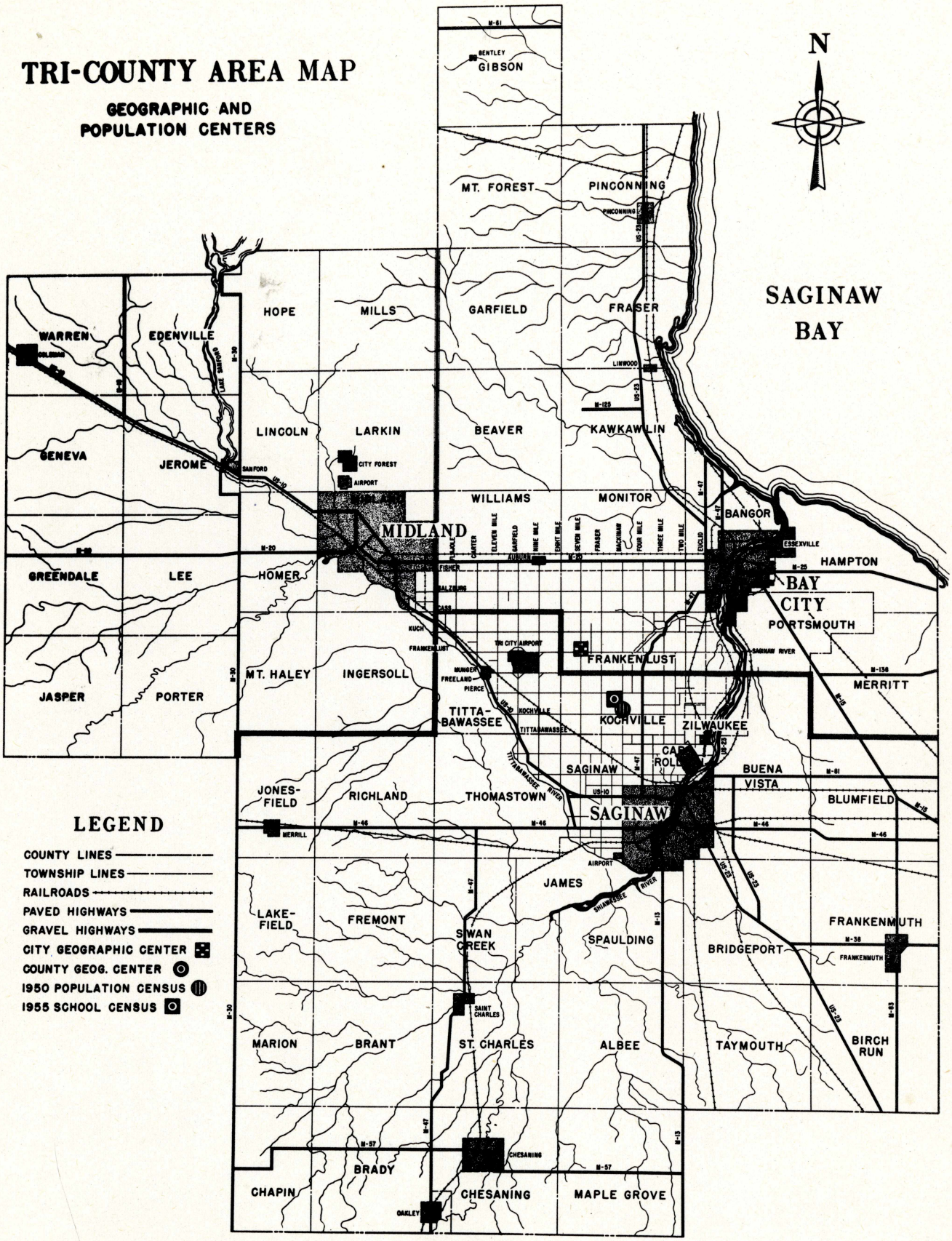
Submitted April 25, 1956

This report is based upon information obtained by the Location Committee during its study of the factors to be considered in selecting a location for an area college. Recommendations of the Objectives, Needs and Geographical Area Committees were discussed along with suggestions made by consultants who were contacted on certain phases of the study.

The members of this committee began their study with various views regarding the requirements and qualifications for locating an area college. After several discussion meetings, it was agreed by the committee that the following questions must be answered prior to making any recommendations on a location.

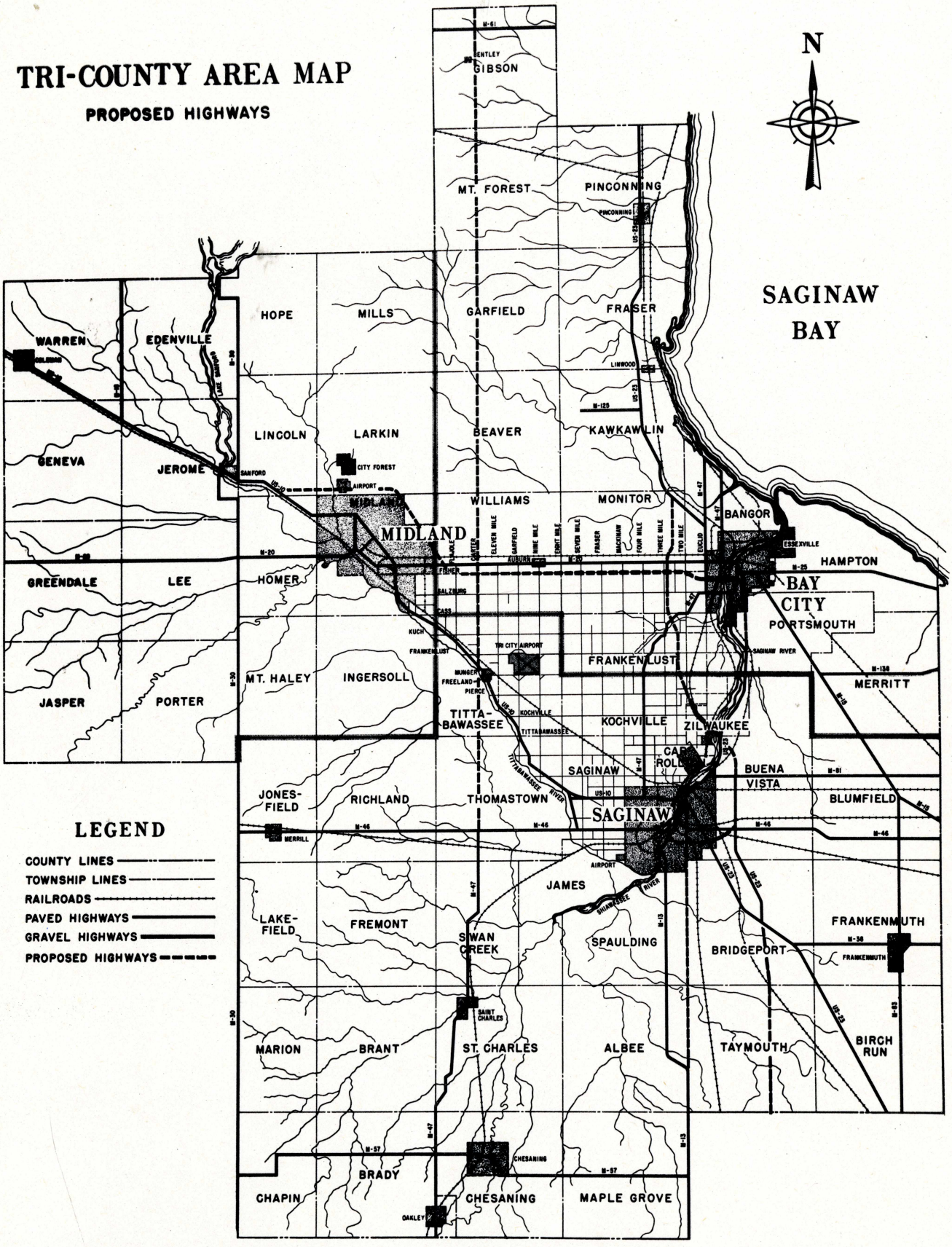
1. Where should the college be located within the three counties?
2. How much land is necessary?
3. Which is more important - the driving time or the driving distance to the college?
4. What would be the effect of the Tri-City Airport on the location?
5. Is land available for a college and what is the value of property in the area?
6. What problems would be involved with the water supply, drainage and public utilities?

With the information we compiled from our contacts with specialists in several fields and from our own discussions, the committee believes:



That the college should be located near the geographical and population center of the three counties and apart from any existing community as recommended by the Objectives Committee.

That sufficient land should be acquired or optioned to provide for the long term development and zoning control of the proposed college. Both the Objectives and the Needs Committees suggested 640-1000 acres as being desirable for the future development of the college.



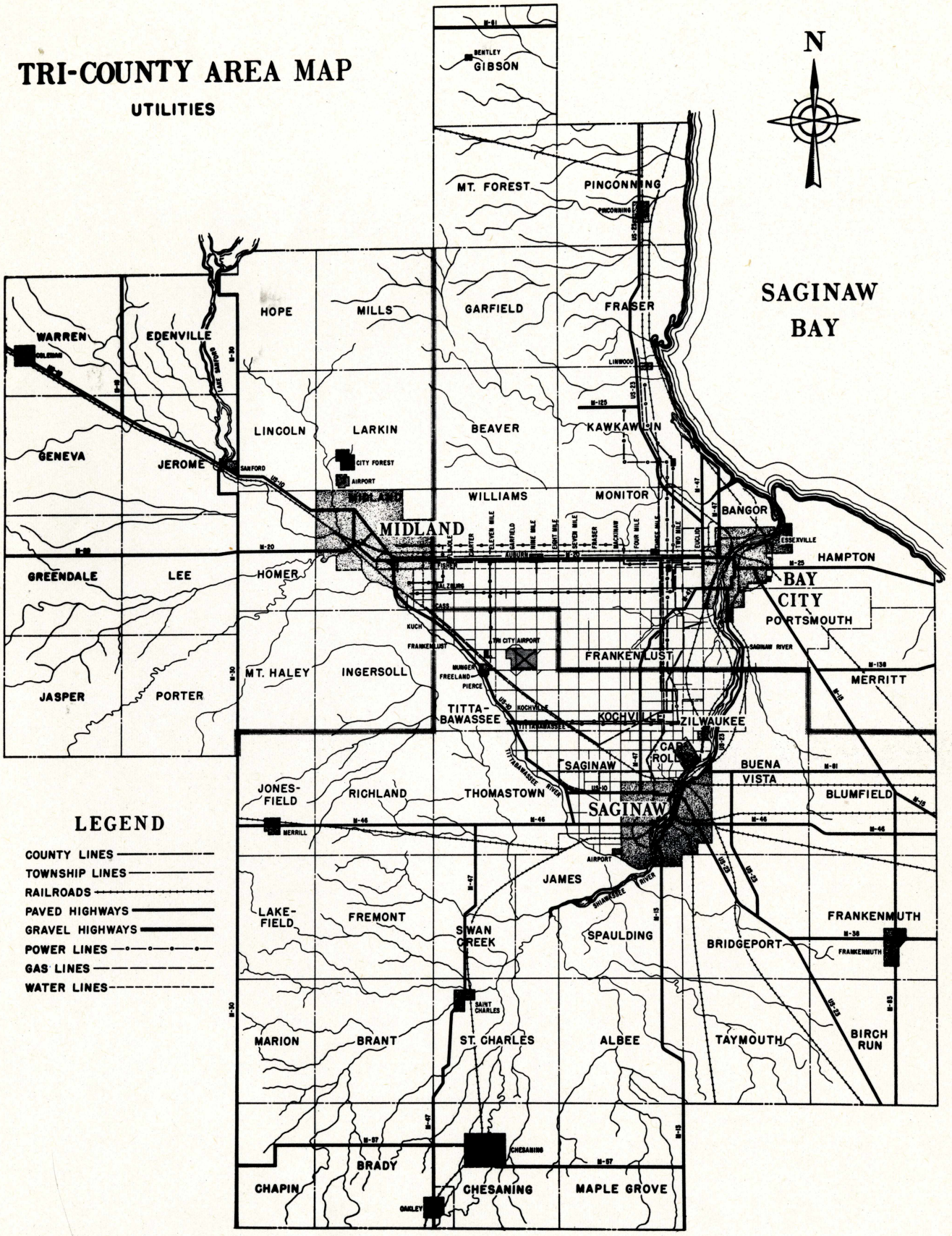
That the community located furthest from the college should have the most direct line of transportation. Our study shows that the unobstructed traffic patterns were as vital as the distance factor in making the college available to commuters. Present and future highway developments for the area are shown on the map.

That the college should be located at least three miles from the airport. Excessive noise, safety and the possible use of the airport as a military base are some of the many disadvantages in locating near the airport.

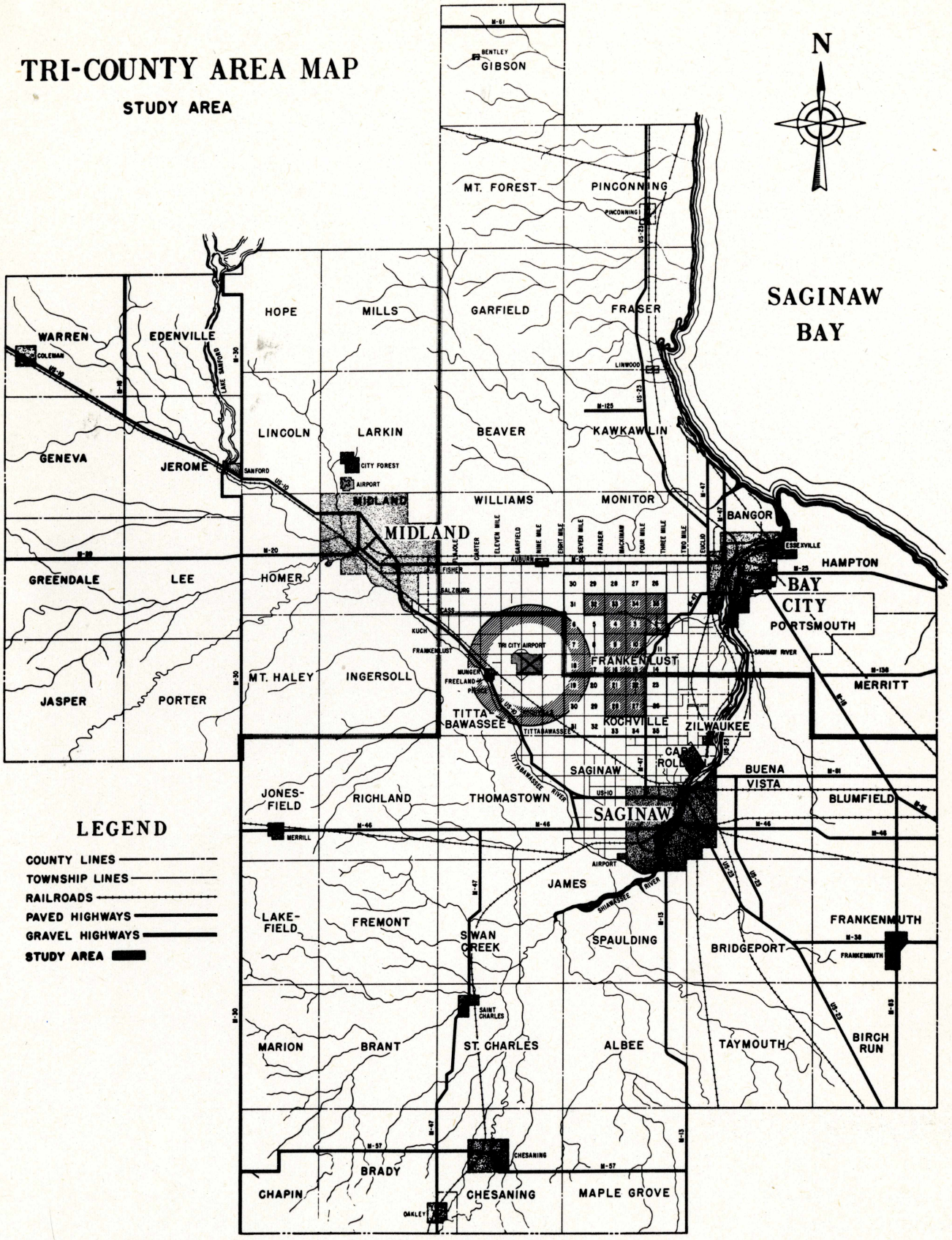
That land would be available for a college although it is difficult to determine actual costs of land until a specific location is selected. The committee assembled all available area maps, soil maps and aerial photographs of the area under study. It was the conclusion of the committee that this was not enough and that each committee member should personally survey a section of land which appeared to have possibilities according to the maps and photographs. Several sections of land were undermined by coal mines and had to be partially avoided because of the adversities which they might create in erecting heavy buildings.

TRI-COUNTY AREA MAP

UTILITIES

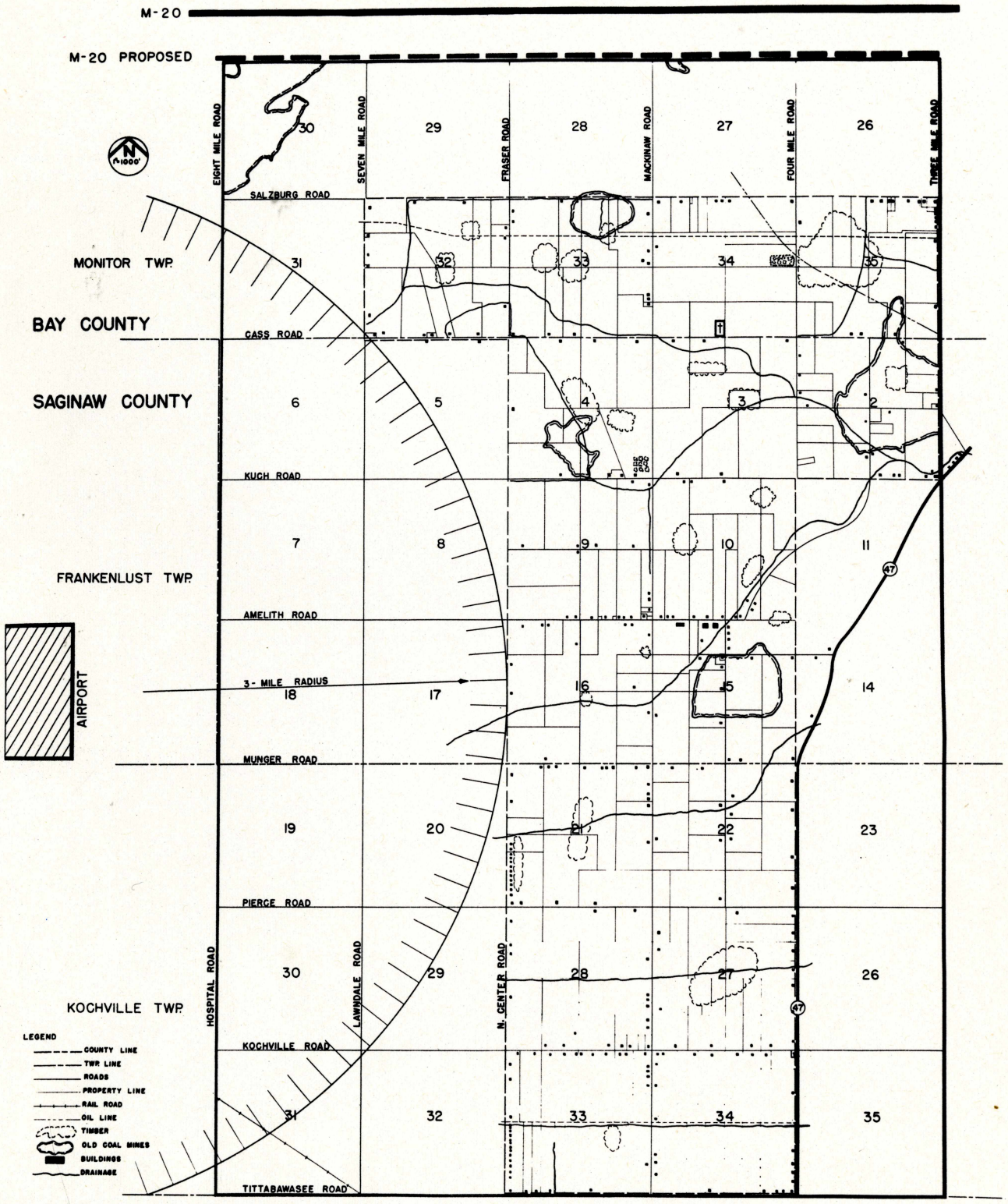


That all utilities necessary to the operation of an area college are available. Water can be obtained from the north or east by extending the Lake Huron water line. Installation of an aerobic sewage disposal system would be practical and economical, and present land drainage would be satisfactory. Gas and electric power are readily available throughout the area.



The Location Committee believes that we should not select the exact location at this time. We do recommend for your consideration an area of seventeen sections of land located in Bay and Saginaw counties as shown on the map. Six of these sections lie in Kochville township, Saginaw County; seven in Frankenlust Township, Bay County; and four in the extreme southern part of Monitor Township, Bay County. We could not find an entirely perfect location based on our list of requirements, nor did we find more than a few which were completely undesirable. It appears that the location will involve over two sections of land and will be of an odd geometric pattern depending to a great extent upon the availability of the land.

The committee is grateful for the opinions, comments and suggestions offered by members of the Tri-County College Study Committee and other interested persons. This excellent cooperation made our work easier and we hope that our report will contribute to the establishment of an area college to serve the needs of Bay, Midland and Saginaw counties.



TRI-COUNTY COLLEGE STUDY AREA

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U. S. Department of Agriculture - Several representatives in Bay, Midland, Saginaw Counties and Lansing offered valuable advice on Soil conditions and other pertinent data.